

EPHRATA AREA JOINT AUTHORITY MINUTES – OCTOBER 12, 2023

The Ephrata Area Joint Authority met on Thursday, October 12, 2023, at 7:00 PM, in the Council Chambers of Borough Hall, 124 S. State Street, Ephrata, PA.

In attendance were Thomas Reinhold, Chairman; Gary Landis, Vice Chairman; Steve Sawyer, Treasurer; Jonathan Zimmerman, Assistant Treasurer; and Members Timothy Barr and Clark Stauffer.

Also in attendance were Attorney Aaron Zeamer, Russell, Krafft & Gruber, LLP; Nancy Harris, Secretary; Karen Gerhart, Director of Finance; Scott Mohn, Water Operations Manager; and Stephanie Fasnacht, Recorder.

Call to Order

Chairman Reinhold called the meeting to order at 7:00 PM.

Adoption of Agenda

Ms. Harris provided confirmation of the following:

1. The meeting agenda was posted on the Borough's website and at Borough Hall no later than 24 hours in advance of the time of the meeting.
2. The meeting agenda included a listing of each matter of Authority business that will be or may be the subject of deliberation or official action at the meeting.
3. There were no changes made to the meeting agenda after it was posted.
4. The meeting agenda was made available to individuals in attendance at the meeting.

Chairman Reinhold asked if there were any requests to add a matter of Authority business to the meeting agenda. Seeing none, Chairman Reinhold asked for a motion to accept the meeting agenda as posted. Mr. Barr moved and Mr. Stauffer seconded to approve the meeting agenda as posted. The motion carried unanimously.

Approval of Minutes – September 14, 2023

Mr. Zimmerman moved and Mr. Barr seconded to approve the September 14, 2023, Meeting Minutes. Motion carried unanimously.

Public Comments

With no visitors in attendance wishing to address the Board, Chairman Reinhold moved onto the discussion of the Financial Reports and Payment of Bills.

Financial Reports

Mr. Landis moved and Mr. Sawyer seconded to approve the financial reports. Motion carried unanimously via roll call vote.

Payment of Bills

Mr. Landis moved and Mr. Barr seconded to ratify the payment of the bills. Motion carried unanimously via roll call vote.

Action Items

a. **Route 322 Water Main Project: Change Order No. 1 – Time Extension Request**

Mr. Stauffer moved and Mr. Sawyer seconded to approve DOLI Construction Corporation's Change Order No. 1 – Time Extension Request due to unforeseen delays in the project pushing the substantial completion date to 11/08/2023 and the final completion date to 11/15/2023. Motion carried unanimously.

Prior to the vote, Mr. Bologna advised that is it DOLI's intent to have the paving restoration completed by the October 31st deadline to meet PennDOT requirements; however, should any unforeseen conditions arise, the time extension may need to be extended into the Spring of 2024 to complete the 9.5mm overlay.

b. **UMH Properties, Inc.: Valley View Ephrata Request**

Mr. Stauffer moved and Mr. Barr seconded to authorize the Solicitor and Staff to prepare an agreement between EAJA and UMH Properties, Inc. for the Board's review and action at their November 9, 2023, meeting noting that UMH Properties, Inc., would be responsible to reimburse the Authority for any legal fees incurred. Motion carried unanimously.

Prior to the vote, Ms. Harris provided background information pertaining to UMH Properties, Inc.'s request to be billed based on usage pulled for the entire property from the master meter servicing the property. Ms. Harris advised that UMH would install and be responsible for individual lot usage, as well as leak detection and repairs.

Mr. Stauffer expressed his concerns regarding this request being the first of its kind for the Board to approve; therefore, he wished for the Solicitor and Staff to reach out to others who have a similar agreement in place as well as including details of conditions to cover the Authority outlined within the Agreement.

Discussion Items

a. **2022-2023 Audit Report**

Ms. Gerhart provided an overview of the Audit Report submitted by MaherDuessel commenting that "... it was a smooth process this year." Ms. Gerhart encouraged Board Member to review the Report and contact her with any questions.

b. **Fire Service Consumption Billing**

Ms. Gerhart advised that as accounts have been reviewed, it was apparent there was a issue pertaining to fire service billing. Ms. Gerhart further advised that notifications will be made to the identified accounts with corrected billing beginning in December 2023.

Chairman Reinhold advised that he received notification from Ralph Mowen, Mayor, that the AMVETS requested the Pioneer Fire Company to fill a dunk tank for a special event they were holding. Pioneer, as well as Public Works personnel, advised them that they were unable to provide them with free water. Mayor Mowen is displeased as to the way this was handled and wished to bring the matter to the Board's attention. Ms. Harris advised there were other options available, but that charges would be incurred for the water.

Board members and Staff agreed that a discussion regarding “free water” needs to occur at an upcoming meeting.

Old Business Items

a. Highpoint Church

Mr. Bologna advised that a HOP has been submitted and a permit should be in hand by October 28, 2023.

b. New Joy Church

Ms. Harris advised there is nothing new to report on this matter.

Operations Report

- System Demand:
 - 1.941mgd Average for the Month of September
 - 1.936mgd Average for the Year
- Accounted For Water
 - 80.4% for the Month of September
 - 80.6% for the Year

Mr. Sawyer inquired as to if there was another issue at Well 1; in which, Mr. Mohn advised due to the System Demand trending back up, Dave Bonkovich was called in for leak detection efforts. Mr. Mohn further advised that Mr. Bonkovich found a leak on the main trunk coming out from Fulton (Well 1) which has since been repaired. Mr. Mohn commented that “down the road,” the Board should begin looking at a line replacement to the main since this particular area has been an issue.

Next Meeting Date

The next meeting date is Thursday, November 9, 2023, at 7:00 PM.

Adjournment

The meeting was adjourned at 7:57 PM.

Respectfully submitted,

Nancy E. Harris, P.E.
Secretary

SJF